



Development Opportunity Abbots Ground Farm Mickleton

HAYMAN-JOYCE

BROADWAY

**Development
Opportunity**
**For Sale on behalf of
Gloucestershire County Council**
Abbots Ground Farm
Broad Marston Lane
Mickleton
Gloucestershire
GL55 6SF

**A rare opportunity
to acquire a development site
of 4.85 acres
situated in open countryside with
wonderful views
with planning permission for
two substantial country homes with
garaging and paddocks.**

Subject to completion of a S106 agreement

Offers in excess of £700,000

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SITUATION

Mickleton is situated in the very north of the county of Gloucestershire between Chipping Campden to the south and Stratford upon Avon to the north. The village offers a genuine community with many facilities including village convenience store (Morrisons Local), village deli, butcher, church and primary school. The wool town of Chipping Campden offers everyday shopping facilities and doctor's surgery. There is also a medical centre in nearby Quinton. More shopping and cultural facilities are at Stratford upon Avon with its Shakespearean connections

DIRECTIONS

From Mickleton High Street turn into Chapel Lane by the side of the Three Ways Hotel. Follow the road into Broad Marston Lane and leave the village. Abbots Ground Farm will be found on the right just after Hawthorn Cottage on the left.

PLANNING PERMISSION FOR THE ERECTION OF A NEW DETACHED HOME AND A BARN CONVERSION AND ASSOCIATED WORKS

The current owner Gloucestershire County Council has obtained planning permission from Cotswold District Council Planning No. 24/01873/FUL, subject to completion of a S106 agreement, for the conversion of an existing barn (revision to previous permission ref no. 23/01647/AGRPAN) and replacement of existing dwelling including removal of large agricultural shed. This is an extremely desirable opportunity to create two substantial country homes designed by Tyack Architects in open countryside with open views. The replacement dwelling extends to over 3500 sq ft with a triple garage, garden and paddock in all extending to just over 3 acres. The barn conversion is for a detached barn extending to approximately 2900 sq ft to include a double garage, garden and paddock of just over 1 acre.

Note a public footpath intersects the property indicated on the adjacent plan by the dotted blue line.

SERVICES

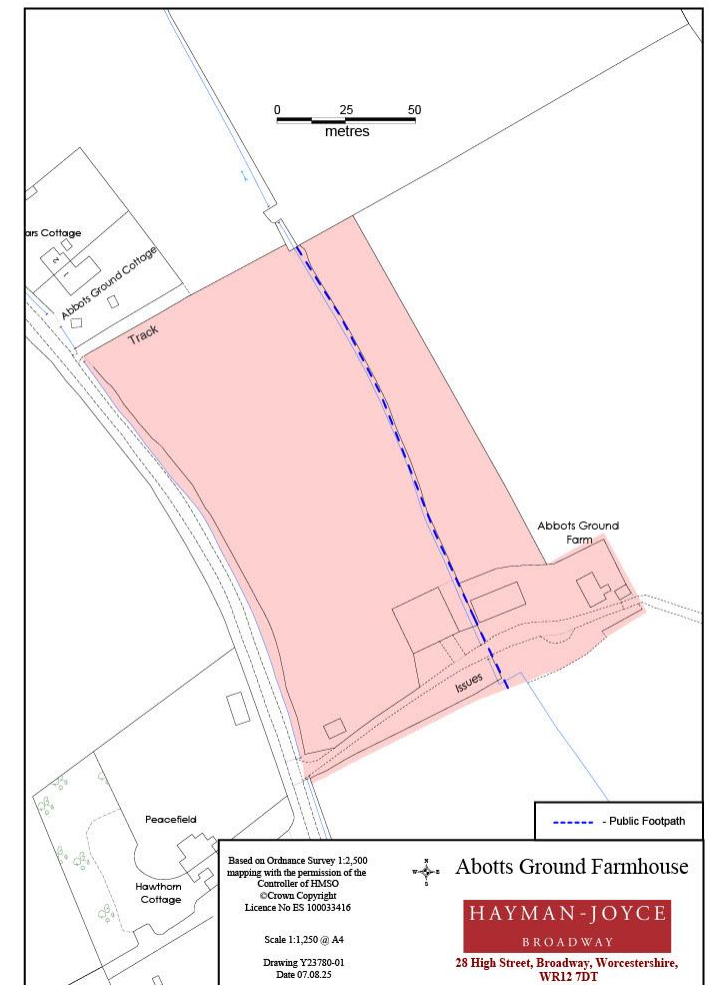
Mains water and electricity are connected to the property. Fibre broadband is available in the road.

SECTION 106 AGREEMENT/CIL

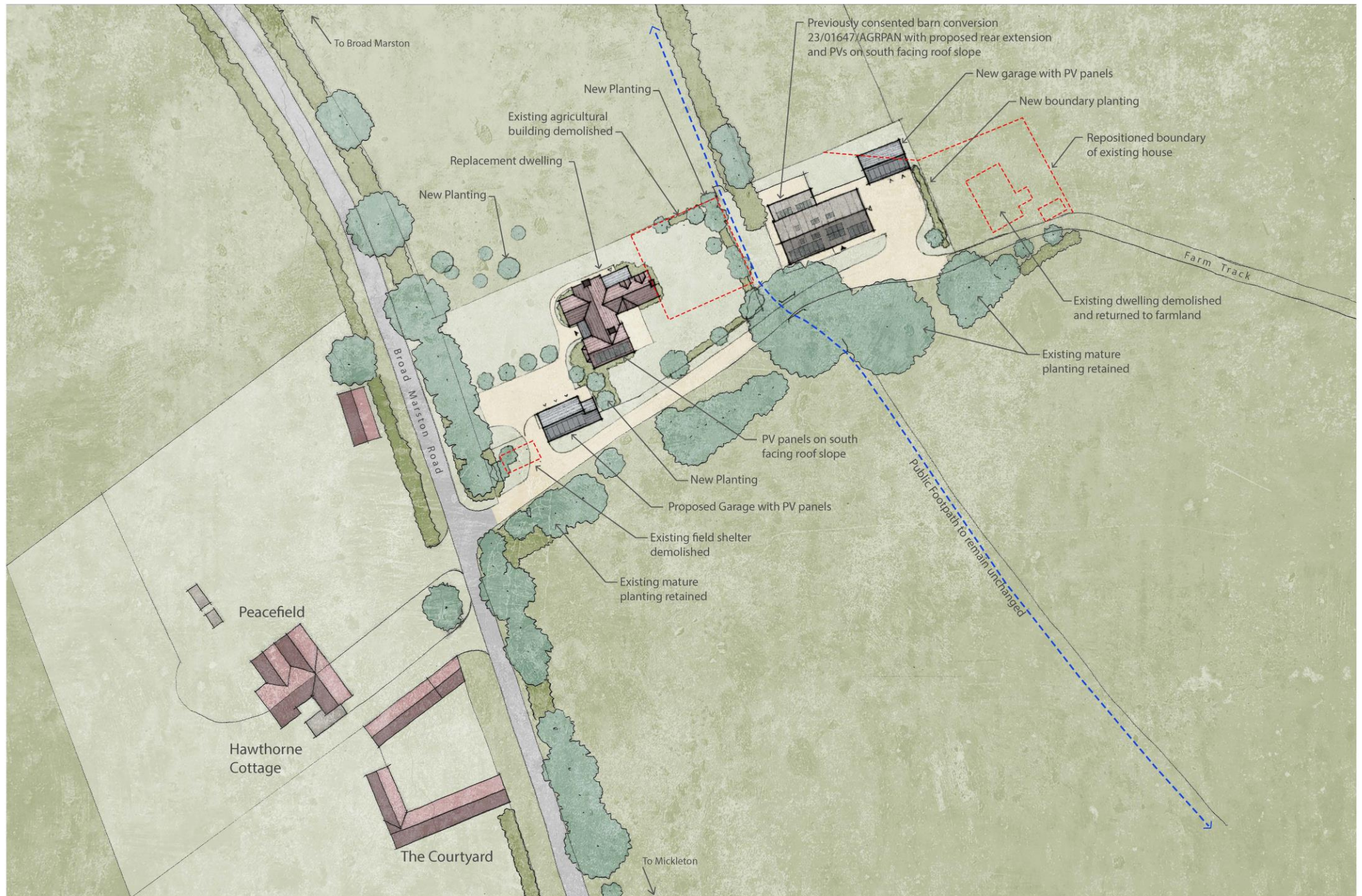
The planning permission is subject to completion of a S106 Agreement relating to Biodiversity Net Gain obligation. Gloucestershire County Council estimate the CIL Liability to be £5,059 but this is subject to confirmation from Cotswold District Council.

OFFERS SUBJECT TO CONTRACT

Offers will be considered from interested parties who have considered the planning document pack, Section 106 Obligations and can provide proof of funding. Offers to be received no later than 10th October 2025 at 12 noon.



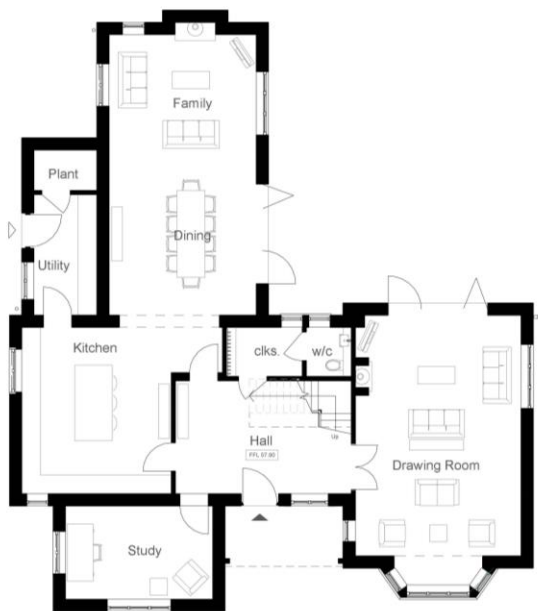
Indicative Site Plan



Replacement Dwelling



West

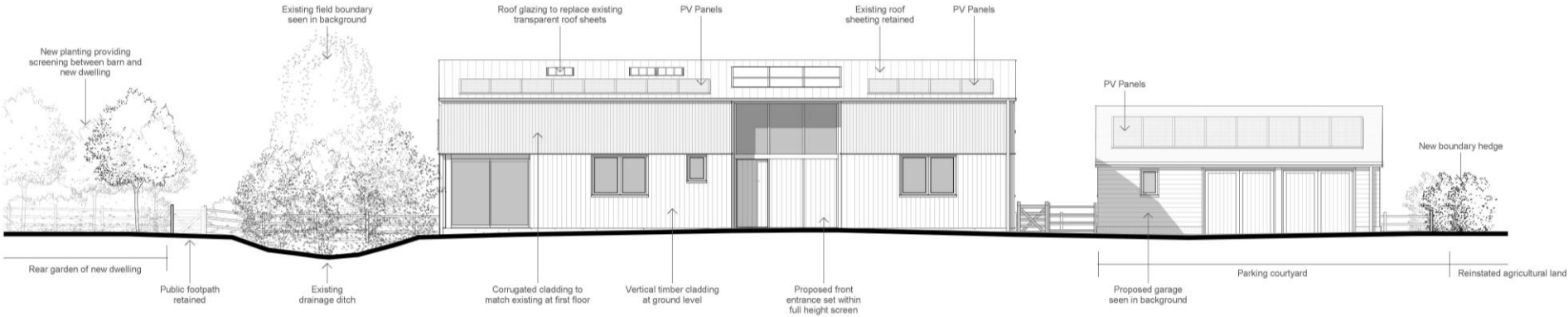


Ground



First

Barn Conversion



South East



Ground



First



IMPORTANT NOTICE

1. Although we have used our best endeavors to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid.
5. There may be legal restrictions on the property of which we are unaware.
6. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
7. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

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